

4/6
Comments KS
4/13/07

SM 0164-07 Cape St. Mary's Marina
Concept ■ 07-13200005
Approval

S1829-6764

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

December 5, 2008

Ms. Susan McCauley
St. Mary's County Government
Department of Land Use and Growth Management
P O Box 653
Leonardtown, Maryland 20650

Re: Cape St. Mary's Marina – Major Site Plan

Dear Ms. McCauley:

We received a revised site plan for review and comment on November 26, 2008 from the applicant. The applicant is proposing to re-develop an existing marina facility. The entire site is within the expanded Critical Area Buffer. The restaurant will be relocated but will not exceed the footprint area of the existing restaurant. The boat shop will be reconstructed within the same footprint as the existing shop building. Because the site of the existing restaurant is to be used for parking and access improvements, it is not available for plantings. Therefore, an area equivalent to the footprint of the restaurant will be established on site in the Buffer with forest vegetation. A boardwalk for access to the boat slips will be provided, and planting beds will be installed as required under by the County. This office has no additional comments regarding the proposal.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in black ink, appearing to be "M. Johnson".

Marshall Johnson
Natural Resource Planner

SM 157-03 164-07



STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

April 13, 2007

Ms. Susan McCauley
St. Mary's County Government
Department of Land Use and Growth Management
P O Box 653
Leonardtown, Maryland 20650

Re: Cape St. Mary's Marina

Dear Ms. McCauley:

Thank you for submitting the above referenced site plan for review and comment. The applicant is proposing to redevelop an existing marina. The site is 37 acres in size, designated as Limited Development Area and designated as a water-dependent facility. The applicant is seeking to redevelop the marina, including removing an existing restaurant/marina office and constructing a new restaurant/marina office.

Based on the information provided I have the following comments:

1. It appears the 100-foot Buffer has not been properly expanded in areas of steep slopes and should be revised.
2. While the existing marina is designated as a water-dependent facility, Section 41.8 of the Comprehensive Zoning Ordinance (CZO) states that only those specific operations and structures that must occupy the Buffer in order to serve their function may be located in the Buffer. The new marina office/restaurant is restricted from this list and therefore may not be relocated in the Buffer as proposed.
3. Similarly, the proposed bath house should be located entirely outside of the expanded 100-foot Buffer.
4. My review of GIS data indicates a stream may be located on the property running through the nontidal wetland. Per Section 71.8.3 of the CZO tributary streams require a 100-foot Buffer. Additionally, the site plan should show a 25-foot buffer around the nontidal wetland.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

Kate Schmidt

Kate Schmidt
Natural Resource Planner
SM 164-07

**St. Mary's County Government
DEPARTMENT OF LAND USE
AND GROWTH MANAGEMENT**

*Denis D. Canavan, Director
Phillip J. Shire, Deputy Director*



Board of County Commissioners
Francis Jack Russell, President
Kenneth R. Dement, Commissioner
Lawrence D. Jarboe, Commissioner
Thomas A. Mattingly, Sr., Commissioner
Daniel H. Raley, Commissioner

STAFF REVIEW/REFERRAL

June 4, 2008

CONTROL NO: 07-132-005 Cape St. Mary's Marina
TAX MAP: 15
BLOCK: 7
PARCEL: 16 (Lots 31-34 Sec 5 & Lot 22 Bk 3)
APPLICANT: Burkhardt/Mehaffey
REVISION SUBMISSION DATE: May 12, 2008

DRAFT

The above-referenced project satisfactorily addresses the TEC comments for the referenced meeting and is ready for signature approval.

YES

☐

NO

☒

COMMENTS:

1. Please note that Project 08-131-004 for covering and expansion of the boat house structure in Cat Creek is being concurrently reviewed and may impact parking calculations, rest room facilities, and access issues on this site.
2. Critical Area Commission staff comments of 4/13/08 (attached) states that "the new marina office/restaurant is restricted from this list [of water-dependent facilities] and therefore may not be relocated in the Buffer as proposed." Please coordinate with CAC and Environmental Planning Staff to resolve this issue prior to Planning Commission review.
3. Please note that Department of Recreation, Parks & Community Services comments of 4/13/08 (attached) state that the relocation of the parking area for public use should be clearly marked and that a new formalized lease agreement and exhibit must be established.
4. Per LUGM TEC comments of 4/12/08, please add bearings & distances to all boundary lines, including the shoreline.
5. Per Environmental Review comments of 4/16/08, please revise the width of the boardwalk along the bulkhead to be 3 feet because any greater width may require a variance.
6. Please provide sketches of all proposed structures showing three dimensions.
7. The size and intensity of use the proposed office and restaurant appears to greatly increase from the TEC submittal. In the future, please mention such increases in size and intensity in the response letter or revision block.
8. Since a restaurant/office structure is not allowed in the Critical Area Buffer under the current Comprehensive Zoning Ordinance per Section 41.8.2.(2), the structure is nonconforming to the regulations. Per Section 52.3.2 no nonconforming structure shall be moved unless required by law, or unless the movement (relocation) will result in the elimination of the nonconformity. There are provisions for expanding or enlarging a nonconforming use/structure per Section 52.3.3, however, please consult with the Zoning Administrator, Yvonne Chaillet, of this office, and provide evidence that this structure is eligible for relocation, expansion, or enlargement.
9. Update the square footage of the proposed buildings, the FAR, and the parking calculations to reflect the proposed expanded structure.
10. Considering the several bar areas proposed in the structure closest to the water, it appears that Tavern use (#77) is the primary use, and that the restaurant use has been greatly

Check with Zoning Administrator

PAGE 1 OF 2

P.O. BOX 653 ♦ GOVERNMENTAL CENTER ♦ 23150 LEONARD HALL DRIVE, LEONARDTOWN, MD 2065

PHONE 301.475.4200 X 1500 ♦ FAX 301.475.4635 ♦ WWW.CO.SAINT-MARYS.MD.US

may be
OK
Ask Zoning
Admin

minimized. Combined with the increase in the proposed structure, a tavern use would change the existing nonconforming status that may otherwise allow the relocation of the use in the Critical Area Buffer. Please provide the size of the existing restaurant/office building and percentage of food versus alcohol sales to document the current use on the property. Then calculate the proposed bar versus restaurant use of the proposed replacement structure to determine if the new structure is a change of use or simply a relocation of the nonconforming use.

11. A dance hall (Recreational Facility, minor indoors #67) is shown on the plan. Use #67 is not permitted in the CM. Revise the use of the structure and delete "Dance Hall." Will it be used as a dining area?
12. Please update General Note #5 to include all existing and proposed uses on the property including Marine Terminal Use (#103), and indicate areas on this site on which this use is primarily located.
13. Please show the location of storm water management on the plan.
14. Please provide a traffic analysis as part of the APF study and delete General Note #18 on the plan as this remodel surely would increase the traffic flow to the site.
15. Please provide the information per general requirements of Use #101, to ensure that the bath house and other facilities can accommodate the required number of lavatory and bathing facilities as well as location of laundry for live aboard vessels. In complying with Section 51.3.101.(4)-(6) the slips required for the total number of slips, including those slips on the opposite side of Cat Creek.
16. The Critical Area Buffer shall be planted with a "C" buffer yard using native vegetation. A planting plan will be required at the major site plan review stage.

APPLICANT ACTION: Address the above comments and submit the revised plan. Then obtain and verify approvals from all TEC agencies and submit final site plan for approval.

REVIEWED / REFERRED BY:


Christine Allred, Plans Reviewer

Attachments: CAC staff comments of 4/13/08
RP&CS comments of 4/13/08

CC: Gregory Burkhardt
45118 St. Cuthbert Farm Rd
Hollywood, MD 20636

Mehaffey & Associates, PC

DRAFT

\\GC\DMS\HTLTR\PZLTR\PROD\PZ2007\P0007730.DOC

You can check the status of your project and read future staff comments by going to the County website at www.co.saint-marys.md.us. Go to "EGOV" and click on "Plan Review Comments." Follow the directions for entering your Project Number. Your Project Number can be found in the "Case File Number" section above.

- a. To determine the status of your project, click on "Reviews" and select the review type your project is currently undergoing (e.g. minor subdivision).
- b. To read staff reports, click on "Project Text" or "Project Documents" and select the report you want to read.



MEMORANDUM:

TO: The Applicant
FROM: Environmental Review/Dept. of Land Use and Growth Management
SUBJ: TEC Items on Agenda
DATE: April 16, 2007

Pursuant to the provisions of the St. Mary's County Development Ordinances, the following comments are offered for consideration in review of:

Reviewed In accordance with Zoning Ordinance #

Case File Number: MAJOR SITE PLAN #07-13200005

Name of Project: CAPE ST MARY'S MARINA

I have reviewed the plat for compliance with Critical Area (CA) requirements per Critical Area Criteria currently in effect and for compliance with the Resource Protection provisions of CZO 02-01 and have noted that following must be addressed in order for the proposal to be considered for approval.

1) General comments.

- a) Add the CA Boundary to the vicinity map.
- b) It appears that the parking space immediately adjacent to the travel lift slip is impractical due both to the activities associated with launching and pulling boats and to the location of the proposed relocated gas pump. Relocate that space. See also comment 2)a)i). Provision of planting bed will

2) Comments regarding minimum Critical Area Criteria; Chapter 41 – St. Mary's County Critical Area Maryland Ordinance for the Chesapeake Bay Critical Area Program.

- a) Regarding §41.5.3.i.(3) Impervious surface trading:
 - i) Per paragraph (a), for a site that exceeds the impervious surface limit, when one trades IS the areas where IS is removed should be planted in natural forest vegetation. Staff recognizes the purpose of moving the restaurant office structure is to revise the parking and ramp access to improve site circulation and parking. Therefore staff would recommend that an area equivalent to the footprint of the restaurant be established elsewhere in the Buffer as a means to capture and infiltrate runoff before it enters the tidal waters.

Staff recommendation is to relocate the restaurant parking east of the existing boat ramp by:

- (1) Provide a 3 foot boardwalk at the bulkhead to accommodate access to the shoreline or transient boats for fuel purchases, and for restaurant and office customers.
- (2) Provide a minimum 15 foot wide x 200 foot long planting bed planted to the end of the bulkhead and a minimum 5 foot wide x 160 foot long planting bed along the gravel area behind the restaurant/office (approximately 3700 s.f.)
- (3) Provide controlled access to the beach and board walk via several board or gravel walks cross the planting beds to eliminate damage to plantings from foot traffic.
- (4) All planting beds in the CA Buffer to be planted with native salt tolerant trees, shrubs and perennials

Placement of the relocated fuel pump as shown on the plan and removal of the parking space per comment 1.b. to accommodate unimpeded use of the travel lift access to the fuel pump

- II) Per paragraph (b) a maximum of 1000 square feet IS can be traded however because the proposed area for placement of the new restaurant is over existing IS this provision shall be be waived.
- b) The expanded Critical Area Buffer is not properly delineated on the Existing Conditions plan. Due to highly erodible soils (EwE2), steep slopes, hydric soils (Tm), and the areas of tidal and nontidal wetlands, the entire site is encumbered by the expanded CA Buffer. Properly show the expanded CA Buffer on the plans, change CA note 2 to say "expanded CA Buffer" and update the impervious surface figures in the applicable CA notes accordingly.
- 3) Comments regarding Resource Protection requirements of Chapter 71 (CZO 02-01) requirements for future development/disturbance on these lots if approved:
- a) The proposed office restaurant structure and shop building will have to be brought into compliance with the Chapter 76 Floodplain regulations. The restaurant/ office building and all mechanical and electrical equipment must be elevated to the Flood protection elevation of 7' NAVD 1988. All areas below the flood protection elevation shall be flood vented. Floodproofing may be possible for the shop building. Applicant should work with staff to make this determination. Consult with the building code official to determine if and how the buildings will be made handicapped accessible.
- b) No other environmental concerns have been identified for this site.

Schmidt, Katherine

From: Sue Veith [Sue.Veith@co.saint-marys.md.us]
Sent: Monday, July 21, 2008 11:47 AM
To: Schmidt, Katherine
Subject: Re: Cape St. Mary's Marina

I met with the owners consultants on Friday and told them they must reduce the building size to the same footprint area as the current restaurant/office because an expansion triggers not only a variance but nonconforming use issues as well. They agreed to do this. It is my understanding that the boatel is to be removed and an replacement shop constructed but I note that Christine who reviewed the plan questioned whether this was true and also questioned the size of the replacement shop building. If the shop is a partial replacement of the boatel the expanded footprint would need a variance, if a replacement the shop would need to have the same footprint as the boatel. I am bringing this to the owner's consultants' attention.

The walkway adjacent to the new planting beds is at the edge of the bulkhead because it is used for tying up boats launched from the public ramp and for fueling. Non slip holders using the public ramp, transients, and restaurant patrons will be tying up and accessing boats from the walkway, hauling supplies and materials to an from boats using dock carts and I am told that there is need for the walk for wheel chair access for one of the marina patrons who currently has to be carried to get to his boat. Because of the use of the walk I believe a 6 foot wide walk can be justified as water dependent and should be approved to be located in the Buffer.

In other areas to the left (facing the water) of the public ramp, another walk is proposed and I discussed its purpose with the consultants. I was told the walk is desired as a continuation of the existing walk serving the leftmost piers and slips but that is mostly requested to prevent vehicles from pulling up to the edge of the bulkhead. Patrons don't hit the existing walk when parking but they do hit the top of the bulkhead and use it as a wheel stop when they park facing forward (and particularly when they backing in) where there is no walk or structure. With the removal of the restaurant, the owner has said fears damage to the bulkhead from hitting the bulkhead top and also from the weight of the cars parking so close to the bulkhead and he fears for the safety of patrons if they don't stop or the bulkhead fails while they are parking and finally he has a concern about the pollutants coming off the vehicles with their front ends hanging past the bulkhead, so he requested the walk at the face of the bulk head to provide for site circulation between the docks and vehicles for carts and pedestrians and to prevent damage to the bulkhead and creek. I suggested a planting bed could do the same thing--the consultant said he'd look at it but the owner believes the walk solves the parking issue and meets the need for dock cart access from the parking spaces to the docks and they don't think that there is enough room for the walk, a planting bed, parking spaces and drive aisle on the left end of the Marina.

I have asked that they provide added area of planting within the parking lot (beds were originally sized to offset the footprint of the restaurant only) to also offset the footprints of all walkways and all other replacement impervious surfaces and have directed that they must fully plant the shoreline at the southernmost end of the property (the natural area beyond the restaurant and parking lot adjacent to where the plan calls for removal of a large area of existing gravel parking which is also to be vegetated) to establish a minimum 100 foot wide riparian buffer along the Patuxent and to meet the C Buffer yard planting requirement for marinas per the ordinance.

Sue Veith AICP
Environmental Planner
St. Mary's County Land Use and Growth Management
23150 Leonard Hall Drive
P.O. Box 653
Leonardtown, MD 20650
ph. 301-475-4200 ext. 1547
fax 301-475-4635
sue.veith@co.saint-marys.md.us

>>> On 7/21/2008 at 9:14 AM, in message <5C01472C9A95304E891798DA3B9CB408422F6B@tawesmail2.langroup.dnr.md>, "Schmidt, Katherine" <KSchmidt@dnr.state.md.us> wrote:

Good Morning Sue:

Marshall just came in my office with your question about Cape St. Mary's and I know I'm woefully overdue in getting back to you myself.

Anyway, here is a summary of our discussion this morning. To start, I think this is a situation where the

7/21/2008

applicant requires a variance, if it does not meet the impervious surface trading policy. I realize that nearly the entire site is paved or gravel, however the structures are being relocated and expanded within the Buffer. To me, the expansion of the marina building and boatel increases the nonconformity of the site, triggering the variance.

However, I do think the staff direction in attempting to improve the water quality situation is great mitigation for the proposal. We would definitely encourage a site design that adds more vegetation and other infiltration or stormwater treatment opportunities. As far as the proposed walkway goes, we wonder if this must be located at the edge of the bulkhead or could it be located a few feet back from the edge of the bulkhead? Remember with the 2008 changes, the walkway will contribute to lot coverage.

I know this is not completely helpful, but it is consistent with what we tell other jurisdictions in terms of when a variance is required for properties like this.

Thanks,

Kate Schmidt

Regional Program Chief

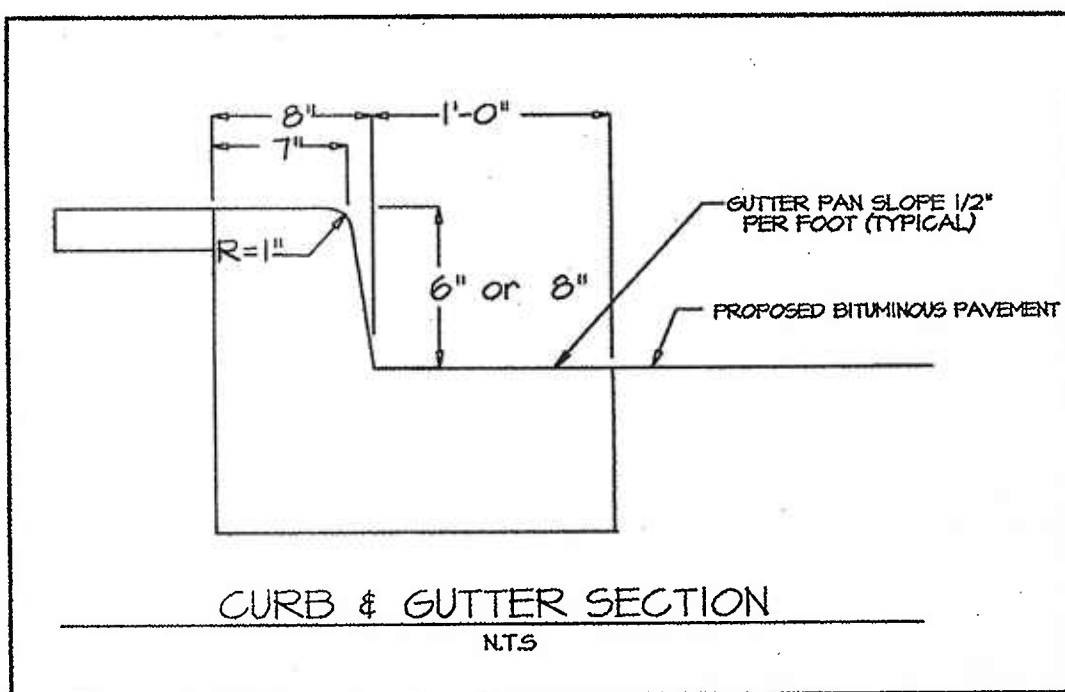
Critical Area Commission for the

Chesapeake and Atlantic Coastal Bays

1804 West Street, Suite 100

Annapolis, MD 21401

410-260-3475



Critical Area Summary

	Slopes Greater Than 15%	Vegetation	Pavement/Gravel	Boat Repair Shop	Restaruant
Existing	342,110 SF	464,794 SF	135,607 SF	3,488 SF	3,642 SF
Proposed		See Planting Table	1,482 SF	3,484 SF	3,672 SF
Removed		5,288 SF	98,244 SF		
Disturbed	8,364 SF	18,416 SF			

CONCEPT PLAN

Cape St. Mary's Marina

for: Greg's Burkhardt

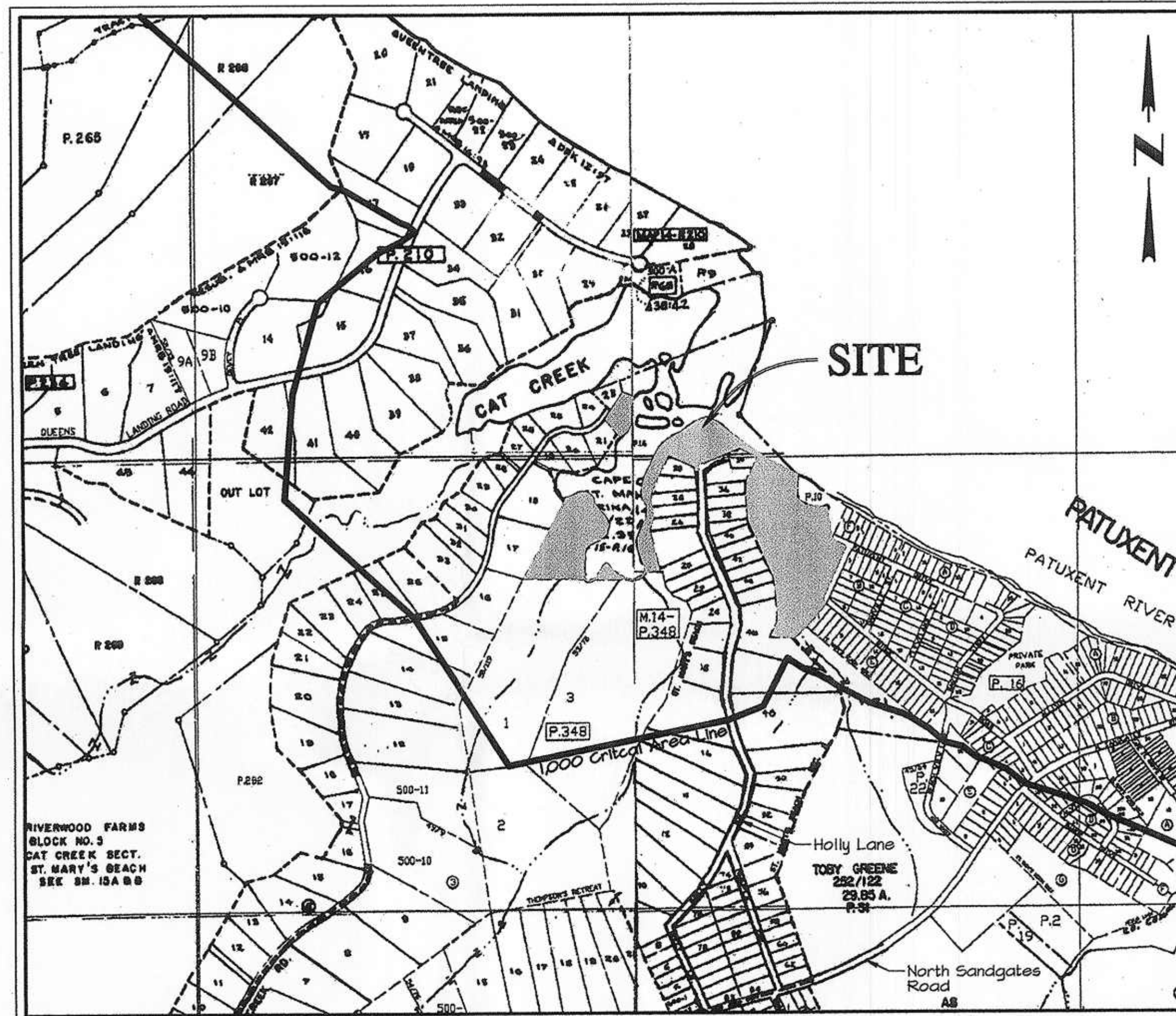
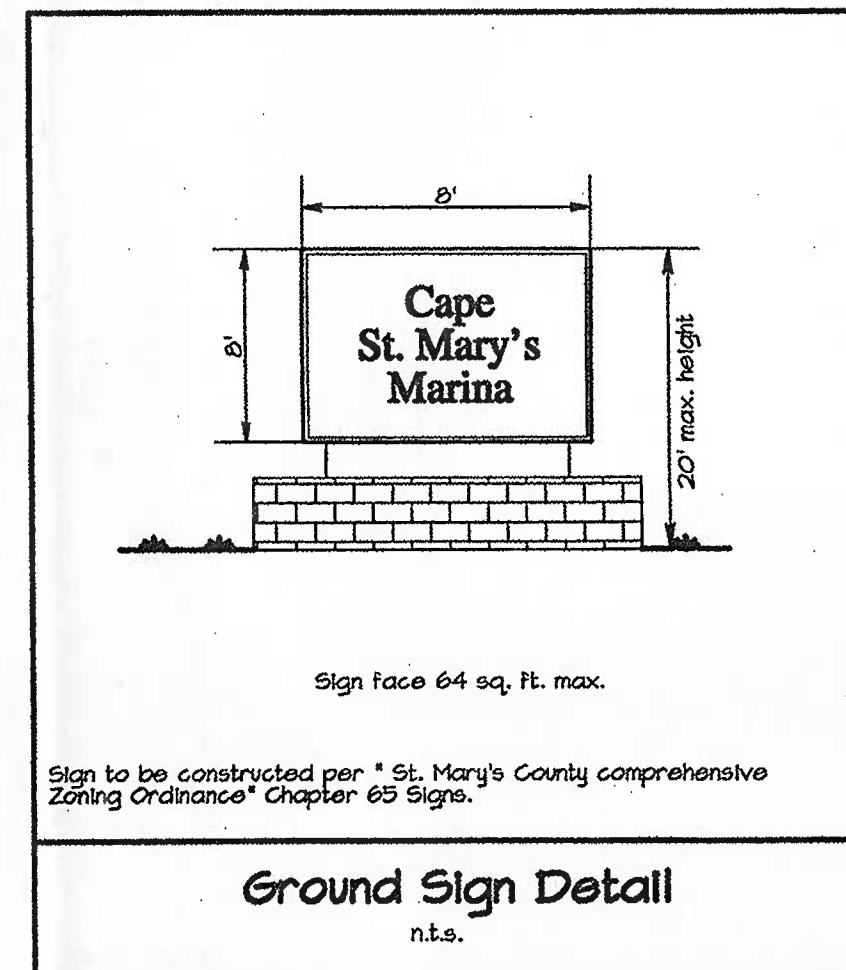
Mechanicsville, Maryland

Sixth Election District

St. Mary's Co., Maryland

Critical Area Notes:

- The entire site is within the Maryland Critical Area. All development activities proposed within this area is subject to Critical Area regulations and will not be permitted until all appropriate local, state, and federal agencies have conducted a thorough environmental review and have approved the development plan.
- The 100 foot Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Section 41.1 of the St. Mary's County Comprehensive Zoning Ordinance, Buffer Management Overlay Designation.
- No development is permitted in wetlands without approval from the appropriate local, State and Federal agencies.
- All Forest shown hereon shall remain undisturbed except as permitted under the provisions of the St. Mary's County Comprehensive Zoning Ordinance. Any and all afforested or reforested areas created under the provisions of the St. Mary's County Comprehensive Zoning Ordinance and designated on the plot shall be preserved from future disturbance.
- Existing impervious surface within 100 foot Critical Area Buffer is 86,383 square feet.
- Area of slopes 15% or greater is 367,404 square feet.
- Existing trees or forested area is 852,383 square feet.
- Existing impervious surface is 144,827 square feet.
- Locations of natural heritage areas, habitats of threatened or endangered species, and habitats of significant plants or wildlife are identified on the plot in accordance with Section 41.1 of the St. Mary's County Comprehensive Zoning Ordinance, Buffer Management Overlay Designations.
- Proposed area of vegetation clearing is 5,280 square feet.
- Proposed area of soil disturbance is 118,498 square feet.
- Proposed area of additional impervious surface is 0 square feet.



Location Map

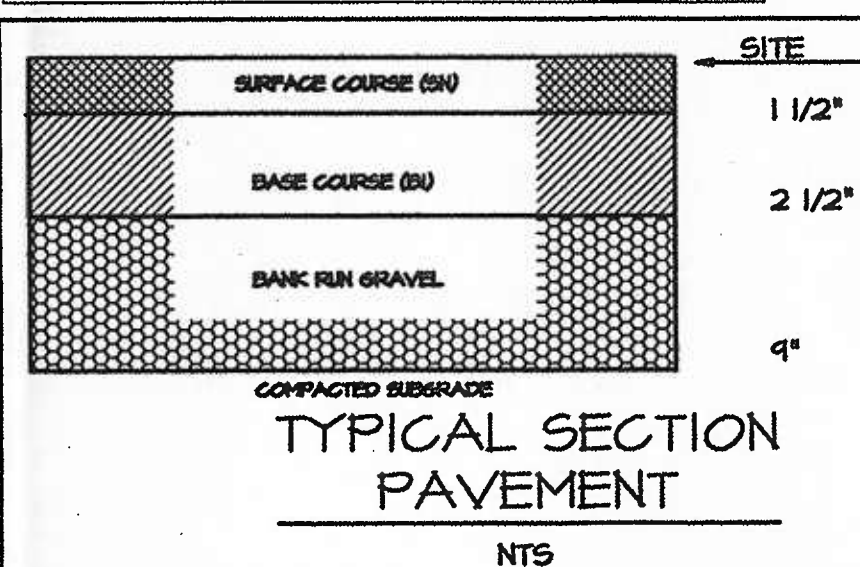
Scale: 1" = 600'

Abbreviations

CO	Clean Out
FF	Finished Floor
HP	High Point
Ex	Existing
Prop	Proposed
Inv	Invert
EL	Elevation
TC	Top of Curb
BC	Back of Curb
W	Width
ES	Easement
ROW	Right of Way
R	Radius
ES	End Section
RCP	Reinforced Conc. Pipe
CMF	Corrugated Metal Pipe
San	Sanitary Sewer
MH	Manhole
EOP	Edge of Pave
IF	Linear Feet
L	Length
W	Width
D	Depth

Parking Table

Std. Parking Spaces - 9' x 18'
Van Accessible Spaces - 8' x 18' w/ 8' Aisle
Loading/Unloading - 10' x 20'
Boat Trailer Parking - 15' x 40'



Legend

Existing	Proposed
Property Line	Property Line
ROA	ROA
Contours	Contours
Reversible slope and construction easement	Reversible slope and construction easement
Drainage Easement	Drainage Easement
Soil Group Line	Soil Group Line
Centerline	Centerline
Pavement	Pavement
Ditch	Ditch
Hood Line	Hood Line
Spot grade	Spot grade
Flow Arrows	Flow Arrows
Storm Sewer	Storm Sewer
Waterline	Waterline
Sewerline	Sewerline
Curb	Curb
Electric	Electric
Fence	Fence
Roof Drain	Roof Drain
Access Easement	Access Easement
Utility Easement	Utility Easement
Limit of Disturbance	Limit of Disturbance
Earth Dike	Earth Dike
Silt Fence	Silt Fence
Stabilize Construction Entrance	Stabilize Construction Entrance



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1705, EXPIRATION DATE 12/31/08.

INDEX OF DRAWINGS

Sheet #	Name
1	Cover Sheet
2	Existing Condition & Environmental Features
3	Proposed Condition

Designed By: D. Mills	Approved By: W. Mahaffey
Date: Mar. 1, 2007	Scale: As Shown
Revised per LUGM and MDE Meeting	9/10/08
Revised per HD	6/11/08
Revised per TEC Comments	4/30/08
REVISION	DATE

MEHAFFEY & ASSOCIATES, P.C.

Civil & Environmental Engineering & Land Planning
41650 Court House Drive ~ Loker Building ~ Suite 100
PO Box 2450 Leonardtown, Maryland 20650
301.475.0406 Fax 301.475.2822



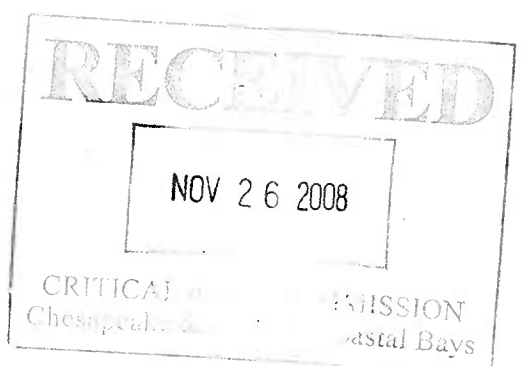
LUGM # 07-132-00005

Sheet 1 of 3

Cover Sheet

Cape St. Mary's Marina
Located in Mechanicsville, Maryland
Tax Map 15, Blk. 7, Par. 16
6th Election District

St. Mary's Co., Md.



Chapter 4. Guide to BMP Selection and Location in Maryland Physical Feasibility

Table 4.4 BMP Selection - Physical Feasibility

CODE	BMP LIST	SOILS	WATER TABLE	DRAINAGE AREA (Acres)	SLOPE RESTRICT	HEAD (Ft)	ULTRA URBAN
P-1	Micropond-BD	"A" Soils May Require Pond Liner	4 Feet ¹ If Hotspot Or Aquifer	10 Min ²	None	6 to 8 Ft	Not Practical
P-2	Wet Pond	"B" Soils May Require Testing	4 Feet ¹ If Hotspot Or Aquifer	25 Min ²	None	3 to 5 Ft	Not Practical
P-3	Wet-BD Pond	OK	Below WT	5 Max ³	None	4 Ft	OK
P-4	Multiple Pond	OK	Below WT	5 Max ³	None	4 Ft	OK
P-5	Pocket Pond	OK	Below WT	5 Max ³	None	4 Ft	OK
W-1	Shallow Wetland	"A" Soils May Require Liner	4 Feet ¹ If Hotspot Or Aquifer	25 Min ²	None	3 to 5 Ft	Not Practical
W-2	ED Wetland	OK	Below WT	5 Max ³	None	2 to 3 Ft	Depends
W-3	Deep Wetland	OK	Below WT	5 Max ³	None	2 to 3 Ft	Depends
W-4	Pocket Wetland	OK	Below WT	5 Max ³	None	2 to 3 Ft	Depends
I-1	Infiltration Trench	f ≥ 0.52 Inch/Hr	4 Feet ¹	10 Max ²	Installed in No More Than 15% Slopes	1 Ft	Depends
I-2	Infiltration Basin	f ≥ 0.52 Inch/Hr	4 Feet ¹	10 Max ²	Installed in No More Than 15% Slopes	3 Ft	Not Practical
P-1	Surface Sand Filter	OK	2 Feet	5 Max ³	None	2 to 3 Ft	OK
P-2	Underground SF	OK	2 Feet	5 Max ³	None	2 to 3 Ft	OK
P-3	Perimeter SF	OK	2 Feet	5 Max ³	None	2 to 3 Ft	OK
P-4	Organic Filter	OK	2 Feet	5 Max ³	None	2 to 3 Ft	OK
P-5	Pocket SF	OK	2 Feet	5 Max ³	None	2 to 3 Ft	OK
P-6	Bioretention	Made Soil	2 Feet	5 Max ³	None	2 to 3 Ft	OK
O-1	Dry-Swale	Made Soil	2 Feet	5 Max ³	None	2 to 3 Ft	OK
O-2	Wet-Swale	OK	Below WT	5 Max ³	None	2 to 3 Ft	OK

- Notes: OK = not restricted, WT = water table
- Four foot separation distance is maintained to the seasonally high water table (2 feet on Lower Eastern Shore).
 - Unless adequate water balance and anti-clogging device installed
 - Drainage area can be larger in some instances

4.11

ST. MARY'S COUNTY
DEPARTMENT OF
PUBLIC WORKS

ST. MARY'S COUNTY
DEPARTMENT OF
LAND USE AND GROWTH MANAGEMENT

ST. MARY'S COUNTY
DEPARTMENT OF
ENVIRONMENTAL HEALTH

ST. MARY'S COUNTY
DEPARTMENT OF
SOIL CONSERVATION DISTRICT

Sanitarian DATE

Environmental Health Director DATE

DISTRICT MANAGER DATE

DIRECTOR DATE

DIRECTOR DATE

Riverwood Farms
Block 3
ENC/LDA 2

Kurt & Barbara MEYERS
EWA 1560-324
RPD/RCA

CAT CREEK

Hatching and Linetype Legend for Onsite Features

	FLOODPLAIN	15% Slopes	
	CRITICAL AREA BUFFER	25% Slopes	
	EXPANDED BUFFER	Hydric Soils	
	MEAN HIGH WATER LINE	Highly Erodible Soils	

NOTE: THE ENTIRE SITE IS WITHIN THE
EXPANDED CRITICAL AREA BUFFER

PATUXENT
RIVER

ADJACENT PROPERTY OWNERS

N/F Little Cat Creek, LLC EWA 2479/382 Use: Residential Lot 23 Blk 3 Riverwood Farms	N/F Phillip John & Paula Jean Shire EWA 1982/442 Use: Residential Lot 38 Section 5 St. Mary's Beach	N/F Gregory B. Burkhardt EWA 1929/624 Use: Residential Lot 38 Section 5 St. Mary's Beach
N/F Frederick T. Jr. & Victoria S. Nelson EWA 954/288 Use: Residential Lot 21 Blk 3 Riverwood Farms	N/F Louise B. & John L. Moyer EWA 2815/560 Use: Residential Lots 22 & 23 Section 5 St. Mary's Beach	N/F Gregory B. Burkhardt EWA 1988/488 Use: Residential Lot 38 Section 5 St. Mary's Beach
N/F Robert L. Jr. & Karen M. White EWA 1478/537 Use: Residential Lot 20 Blk 3 Riverwood Farms	N/F Kenneth N. Weisskopf EWA 2008/254 Use: Residential Lot 40 Section 5 St. Mary's Beach	N/F Kenneth N. & Jennifer V. Weisskopf EWA 1903/741 Use: Residential Lot 40 Section 5 St. Mary's Beach
N/F Eric J. Dana L. Mitchell EWA 1984/335 Use: Residential Lot 19 Blk 3 Riverwood Farms	N/F James M. & Mary E. Posey EWA 912/113 Use: Residential Lots 25 & 26 Section 5 St. Mary's Beach	N/F Peter H. Chen & J.A. & Nancy E. Marshall EWA 1537/88 Use: Residential Lot 41 Section 5 St. Mary's Beach
N/F Thomas & Peggy Lambert MRB 504/487 Use: Residential Lot 18 Blk 3 Riverwood Farms	N/F Kathyrne R. Andrews MRB 286/288 Use: Residential Lot 27 & 28 Section 5 St. Mary's Beach	N/F Peter H. Chen EWA 1519/35 Use: Residential Lot 42 Section 5 St. Mary's Beach
N/F Katherine R. Andrews MRB 286/288 Use: Residential Lot 28 Section 5 St. Mary's Beach	N/F Rose Anne White MRB 228/309 Use: Residential Lot 43 Section 5 St. Mary's Beach	N/F David L. & Patricia Thompson MRB 228/309 Use: Residential Lot 43 Section 5 St. Mary's Beach
N/F Mark & Wendy Heidrich EWA 1567/291 Use: Residential Lot 17 Blk 3 Riverwood Farms	N/F Brandi King EWA 1746/358 Use: Residential Lot 35 Section 5 St. Mary's Beach	N/F Phillip John & Paula Jean Shire MRB 228/312 Use: Residential Lot 44 Section 5 St. Mary's Beach
N/F James M. & Marylou R. Barkman EWA 1577/341 Use: Residential Lot 1-3 Parcel 348 Thompson's Retreat	N/F Joseph J. & Rosemary J. Ferruzza MRB 1982/442 Use: Residential Lot 35 Section 5 St. Mary's Beach	N/F Phillip John & Paula Jean Shire EWA 1982/442 Use: Residential Lot 45 Section 5 St. Mary's Beach
		N/F Robert H. Morazes EWA 1682/442 Use: Residential Parcel 21
		N/F Joan N. & Lauris Hugh Powell EWA 2685/501 Use: Residential Lot 1 Section 2 Blk E St. Mary's Beach
		N/F Lesley Ellen Cain EWA 2574/55 Use: Residential Lot 2 Section 2 Blk E St. Mary's Beach
		N/F Katherine E. Wright EWA 2617/538 Use: Residential Lots 1 & 2 Section 2 Blk F St. Mary's Beach
		N/F Phillip G. & Irene Etal Muisse EWA 1982/442 Use: Residential Parcel 10 St. Mary's Beach



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND, LICENSE NO. 17626, EXPIRATION DATE 12/31/09.

Designed By: D. Mills	
Approved By: W. Mehauffey	
Date: Mar. 7, 2007	Scale: As Shown
Revise per LUGM and MDE Meeting	9/10/08
Revise per HD	6/11/08
Revise per TEC Comments	4/30/08
REVISION	DATE

MEHAFFEY & ASSOCIATES, P.C.

Civil & Environmental Engineering • Land Planning

41650 Court House Drive ~ Loker Building ~ Suite 100

PO Box 2450 Leonardtown, Maryland 20650

301.415.0406 Fax 301.415.2822

LUGM # 07-132-00005

Sheet 2 of 3

Existing Condition & Environmental Features Cape St. Mary's Marina

Located in Mechanicsville, Maryland

Tax Map 15, Blk. 7, Par. 16

6th Election District

St. Mary's Co., Md.

GRAPHIC SCALE 1"=100'



Cape St. Mary's Marina	Office rate	0.09
Sanitary Sewer System Design	retail	0.05
April 30, 2008	Boat Repair Shop	0.014
Revised: June 11, 2008	Park rate	20
Revised: June 26, 2008	Boat slip	25
	pump out station	25
	Restaurant	22.5
	Dance Hall Seats	5

sewage generating facility description	design unit	size or number (SF, seats, or number)	sewage rate and per unit	sewage design rate (gpd)
Flows to Septic System				
Marina Building	sf	400	0.09	36
office	seats	71	22.5	1,598
Restaurant	seats	71	5.0	355
Dance Hall Seats	ca slip	118	25	2,950
Boat Slips <25'	sf	3,984	0.014	56
Boat Repair Shop	ca slip	118	35	4,130
1 pump out station				
Total Space				4,994

Septic Tank Design $V = 1.5 \cdot Q$ where $Q < 1,500$ gpd
 $V = 1,125 + 0.75 \cdot Q$ where $Q > 1,500$ gpd

Buildings 1, 2, 3, 4, and 5
5,000 gpd 150 gpd/bedroom = 33.33 bedrooms Existing system = 14 bedrooms @1800 or 12,960 per bedroom

design rate (Q):
septic vol (gallons) 4,994 gpd 4,871 gal 1/3 of V = 1,624
2/3 of V = 3,247
use 1,500 gallon first chamber and use 430 linear feet

trench length = 430 linear feet

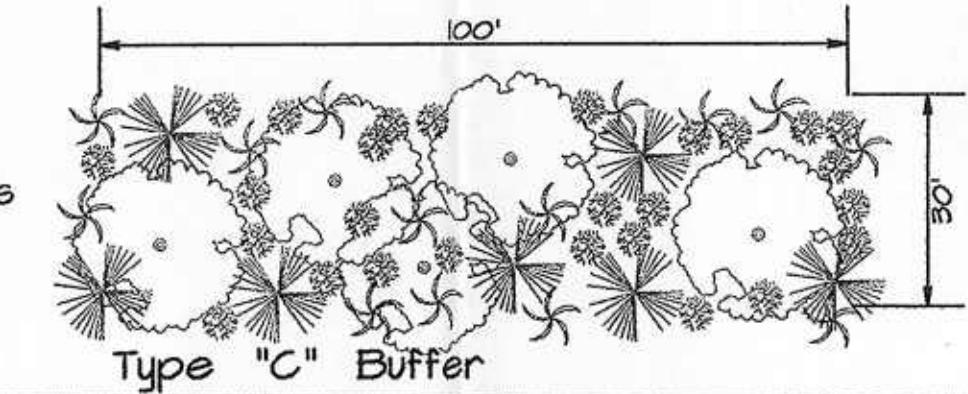
note 1: sewage flow not included in septic system design

PATUXENT RIVER

NOTE: The proposed building finished floor shall be set at the elevation of 8.00.

NOTE: The area of the proposed building and decking for outside dining is less than the existing building of 3,692 SF. The Project will provide ADA Accessibility to the building represented by the shaded area. The shaded area of access (891.87 SF) is not included in the sq. ft. calculation.

5 Canopy Trees
7 Understory Trees
14 Evergreens

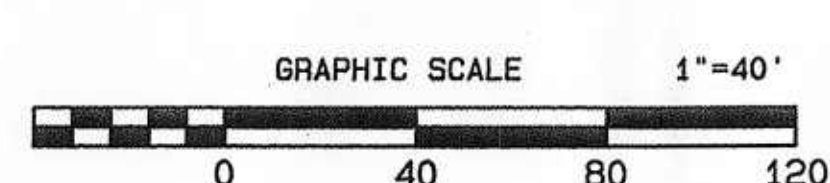


BUFFER YARD & INTERIOR LANDSCAPING REQUIREMENTS

SYMBOL	NAME - SUGGESTIVE SPECIES	TYPE	COMMENT/DESCRIPTION	QUANTITY	Buffer Yard	Interior
1	RED MAPLE, WILLOW OAK, PIN OAK, TULIP TREE	CANOPY	1-2" CALIPER, BALL & BURLAP	15	0	0
2	AMER. HOLLY, DOGWOOD, CRABAPPLE, SNOWBELL	UNDERSTORY	4-5' HEIGHT, BALL & BURLAP	21	0	0
3	JUNIPER, AZALEA, JAPANESE HOLLY, NEEDLE POINT HOLLY	SHRUBS	1-3 GALLON CONTAINER	81	0	0
4	White Cedar, White Pine, Virginia Pine	Evergreen	1-2" Caliper, Ball & Burlap	42	0	0
5	SALT MEADOW HAY, SALT MARSH CORDGRASS	grass	1-3 GALLON CONTAINER	0	100	0

- THE OWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS OF PLANT MATERIALS, ACTUAL SPECIFICATIONS, SIZE, AND NAME OF PLANT MATERIAL TO BE SUBMITTED TO LUGM PRIOR TO APPROVAL.
- EXISTING TREES MAY BE USED TO MEET REQUIREMENT.

NOTE: THE ENTIRE SITE IS WITHIN THE EXPANDED CRITICAL AREA BUFFER



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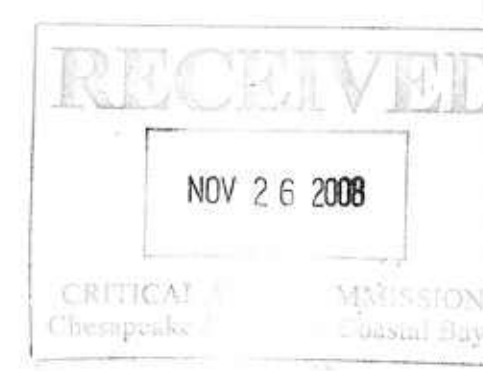
Sheet 3 of 3

Concept Plan

Cape St. Mary's Marina
Located in Mechanicsville, Maryland
Tax Map 15, Blk. 7, Par. 16

6th Election District

St. Mary's Co., Md.



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 17669, EXPIRATION DATE 12/31/09.